150.0	0006	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	700,100 /	700,100
USE VALUE:	700,100 /	700,100
ASSESSED:	700,100 /	700,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
286		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOONSTRA PETER
Owner 2:	
Owner 3:	
Street 1:	286 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOONSTRA BERT & JANE D -
Owner 2:	-
Street 1:	131 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1693 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	205,700		494,400	700,100
Total Card	0.152	205,700		494,400	700,100
Total Parcel	0.152	205,700		494,400	700,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.58 | /Parcel: 413.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99486
GIS Ref	
GIS Ref	
Insp Date	01/15/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0006-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,700	0	6,600.	494,400	700,100	700,100	Year End Roll	12/18/2019
2019	101	FV	194,500	0	6,600.	463,500	658,000	658,000	Year End Roll	1/3/2019
2018	101	FV	194,500	0	6,600.	383,200	577,700	577,700	Year End Roll	12/20/2017
2017	101	FV	194,500	0	6,600.	352,300	546,800	546,800	Year End Roll	1/3/2017
2016	101	FV	194,500	0	6,600.	321,400	515,900	515,900	Year End	1/4/2016
2015	101	FV	182,200	0	6,600.	315,200	497,400	497,400	Year End Roll	12/11/2014
2014	101	FV	182,200	0	6,600.	292,900	475,100	475,100	Year End Roll	12/16/2013
2013	101	FV	182,200	0	6,600.	278,700	460,900	460,900		12/13/2012

!11787!

PRINT

Date	Time
12/11/20	01:55:21

LAST REV

Date	Time
08/23/16	12:20:06
ekelly	
11787	

USER DEFINED

Prior Id # 1:	99486
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOONSTRA BERT &	48628-585		12/8/2006	Family	400,000	No	No		
MACASKILL DOUGL	28321-410		3/19/1998		232,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	843	Redo Kit	41,500		7/1/2015			Renovate kitchen,
6/4/2015	614	Re-Roof	8,300		6/4/2015			Strip and re-roof.
6/4/2015	606	Manual	6,500		6/4/2015			Install structural
11/12/1998	801	Dormers	18,428					6 FT DORMER IN REA

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
1/15/2009	Meas/Inspect	294	PATRIOT
11/10/2000	Hearing N/C	264	PATRIOT
11/19/1999	Meas/Inspect	272	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	80.	0.94	9									494,398						494,400	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 494,398 | Spl Credit | Total: 494,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:		%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	142.813
Other Features:	72094
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279519
Depreciation:	73793
Depreciated Total:	205726

COMMENTS

NO GAR ONLY DOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1	HB					

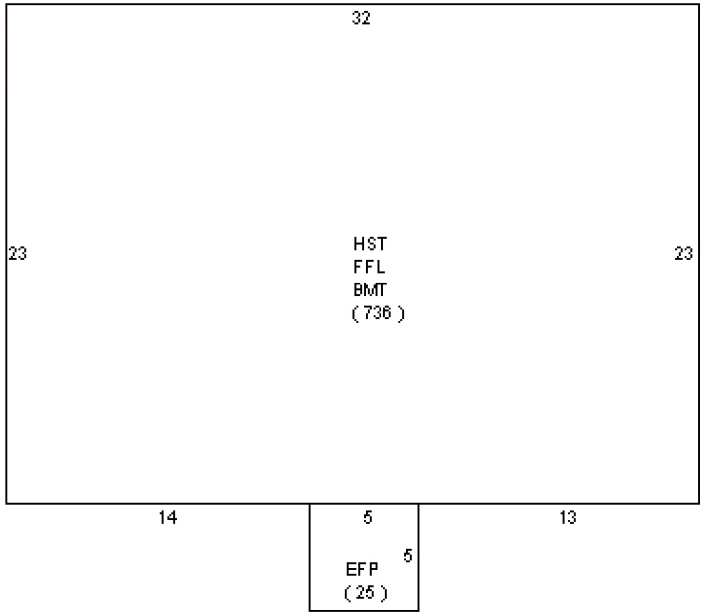
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.81
Special Features:	0	Val/Su Net:	110.29
Final Total:	205700	Val/Su SzAd	186.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	736	65.120	47,930
FFL	First Floor	736	142.810	105,110
HST	Half Story	368	142.810	52,555
EFP	Enclos Porch	25	73.140	1,829

Net Sketched Area:	1,865		Total:	207,424	
Size Ad	1104	Gross Are	2233	FinArea	1693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: